

058.C

0001

0524.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

364,000 / 364,000

USE VALUE:

364,000 / 364,000

ASSESSED:

364,000 / 364,000

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

<b>OWNERSHIP</b>	Unit #:	524
Owner 1:	MARSHALL EDWARD & JAMIE	
Owner 2:		
Owner 3:		
Street 1:	1 WATERMILL PL #524	
Street 2:		

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	
Own Occ:	Y
Type:	

<b>PREVIOUS OWNER</b>	
Owner 1:	MARSHALL EDWARD -
Owner 2:	-
Street 1:	1 WATERMILL PLACE #524
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476
Cntry:	

<b>NARRATIVE DESCRIPTION</b>			
This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 657 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.			
<b>OTHER ASSESSMENTS</b>			
Code	Descrip/No	Amount	Com. Int

<b>PROPERTY FACTORS</b>						
Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	364,000			364,000		153988
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17



**Patriot Properties Inc.**  
USER DEFINED  
Prior Id # 1: 153988

**PRINT**  
Date Time  
12/30/21 01:45:20

**LAST REV**  
Date Time  
10/05/17 18:00:03

danam  
ASR Map:  
Fact Dist:  
Reval Dist:  
Year:  
LandReason:  
BldReason:  
CivilDistrict:  
Ratio:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	364,000	0	.	.	364,000	Year end	12/23/2021	
2021	102	FV	359,300	0	.	.	359,300	Year End Roll	12/10/2020	
2020	102	FV	349,700	0	.	.	349,700	349,700 Year End Roll	12/18/2019	
2019	102	FV	328,100	0	.	.	328,100	328,100 Year End Roll	1/3/2019	
2018	102	FV	275,300	0	.	.	275,300	275,300 Year End Roll	12/20/2017	
2017	102	FV	264,500	0	.	.	264,500	264,500 Year End Roll	1/3/2017	
2016	102	FV	264,500	0	.	.	264,500	264,500 Year End	1/4/2016	
2015	102	FV	241,600	0	.	.	241,600	241,600 Year End Roll	12/11/2014	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
MARSHALL EDWARD	58460-381		2/10/2012	Convenience	99	No	No			5174
ZANI THOMAS J	48898-21		1/26/2007		241,000	No	No			
NATALY FREDRIC	45811-65		8/8/2005		275,000	No	No			
NATALY FREDRIC	44986-180		4/13/2005	Family	99	No	No			
HANNON MARK C	27938-307		12/3/1997		125,000	No	No	Y		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/5/2017										Measured	DGM	D Mann
12/5/2008										MLS	MM	Mary M
5/6/2000											197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 7 - Condo Garden		Full Bath: 1	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:		
Sty Ht: 1 - 1 Story		A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average	A HBth:	Rating:	OthrFix:	Rating:				
(Liv) Units: 1	Total: 1																
Foundation: 1 - Concrete																	
Frame: 1 - Wood																	
Prime Wall: 8 - Brick Veneer																	
Sec Wall: 6 - Stucco	10 %																
Roof Struct: 4 - Flat																	
Roof Cover: 4 - Tar & Gravel																	
Color: BRICK																	
View / Desir: 1 - 1 Bed																	
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>									
Grade: C - Average		Kits: 1	Rating: Average	1st Res Grid	Desc: Line 1	# Units: 1											
Year Blt: 1988	Eff Yr Blt:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:	Frpl:	Rating:	Other													
Jurisdict:	Fact: .	WSFlue:	Rating:	Upper													
Const Mod:				Lvl 2													
Lump Sum Adj:				Lvl 1													
				Lower													
<b>INTERIOR INFORMATION</b>				Totals	RMs: 3	BRs: 1	Baths: 1	HB: 1									
Avg Ht/FL: STD																	
Prim Int Wal: 1 - Drywall																	
Sec Int Wall:	%																
Partition: T - Typical																	
Prim Floors: 4 - Carpet																	
Sec Floors:	%																
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar: 1																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 3 - Electric																	
Heat Type: 6 - Elec Base/B																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
<b>MOBILE HOME</b>				WtAv\$/SQ:	AvRate:	Ind.Val:											
Make:		Model:															
<b>SPEC FEATURES/YARD ITEMS</b>				Juris. Factor:		Before Depr:	556.19										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
<b>PARCEL ID</b> 058.C-0001-0524.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					